



Roma Road, Peterborough
Guide Price £325,000 - £350,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Detached Family Home
- Four Bedrooms & En Suite Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Area

Nice Size Family Detached Home located in the popular area of Cardea which is close to local shops and schools, in easy access to the Peterborough Park Ways and to the City Centre, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, Two Piece Downstairs Cloakroom, Lounge, Dining Room, Fitted Kitchen/Breakfast Room and Utility Area. Upstairs First Floor Landing with doors to the Four Bedrooms, Three Piece En-Suite Shower Room, Three Piece Family Bathroom, Outside frontage open plan, driveway providing Off Road Parking and leads to the Single Garage and to the rear an Enclosed Garden,

Accommodation Includes:

Entrance Hall:



Two Piece Downstairs Cloakroom

Lounge - 15'03"max x 11'11"max

Dining Room - 11'08"max x 8'08"max

Kitchen/Breakfast Room - 21'max x 7'11"max

Utility - 6'01" x 5'06"

First Floor Landing:

Bedroom 1 - 14'03"max x 11'11"max

Three Piece En-Suite Shower Room

Bedroom 2 - 11'7"max x 8'10"max

Bedroom 3 - 12'01"max x 8'00"max

Bedroom 4 - 8'08"max x 8'00"max

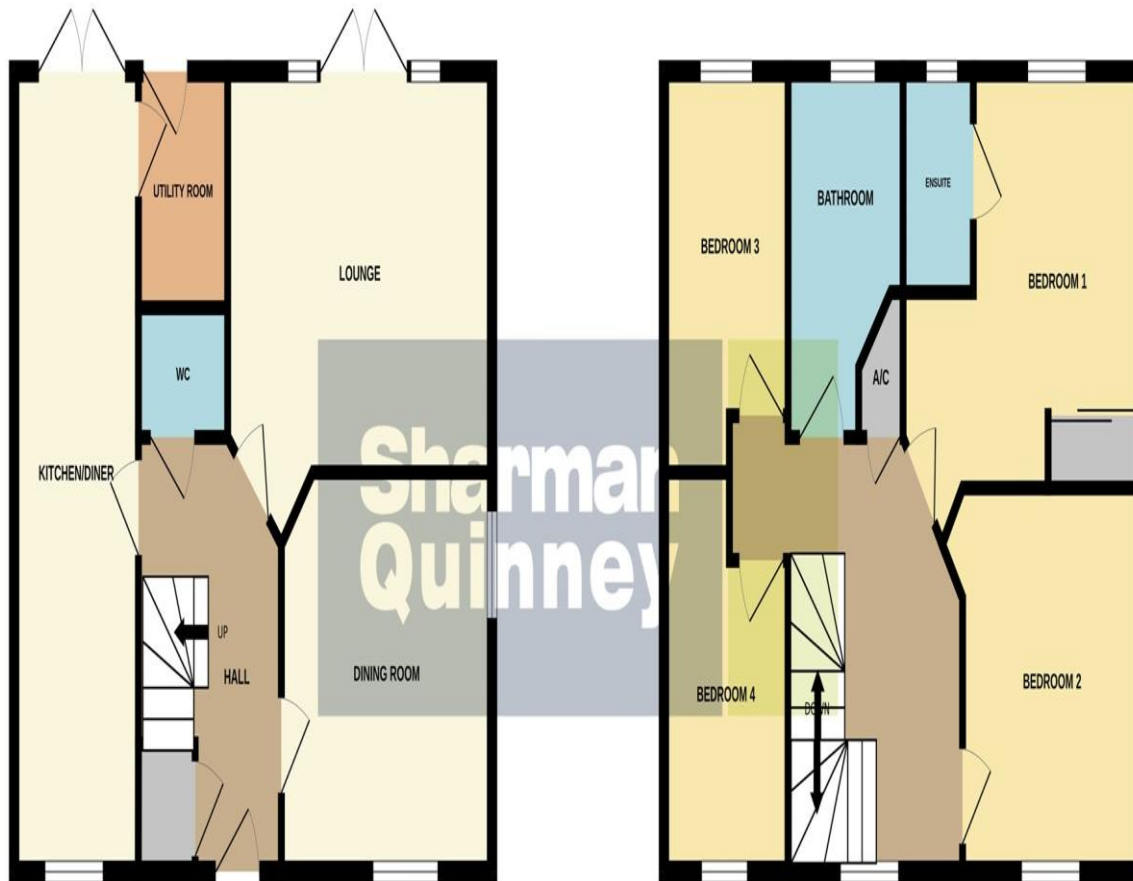
Three Piece Family Bathroom

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Sharman Quinney on:
01733 896222

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Contact us to arrange a **FREE** home valuation.

 01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ204732 - 0007

